

Elwood

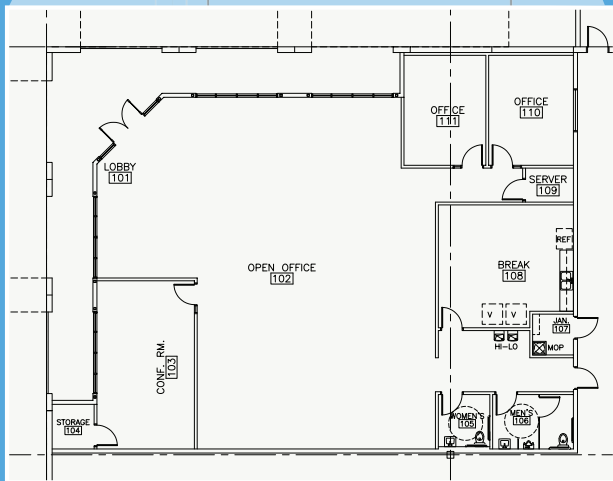
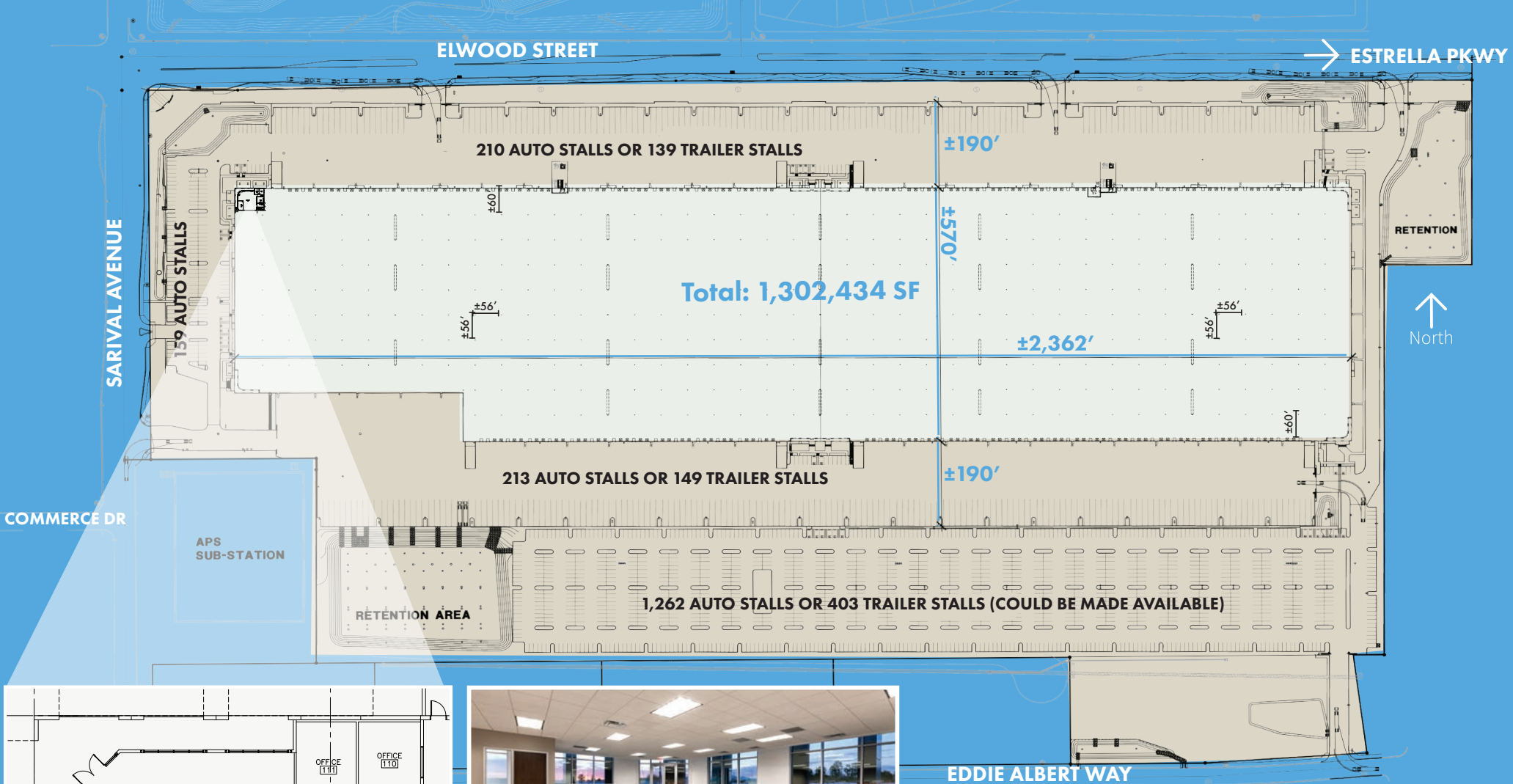
LOGISTICS CENTER



±1,302,434 SF

16155 West Elwood Street, Goodyear, Arizona





Property features

- $\pm 1,302,434$ s.f. cross dock facility
- $\pm 3,866$ SF spec office
- Clear height: 40'
- Dimensions: $\pm 570'$ x $\pm 2362'$
- Column spacing: $56' \times 56'$ with $60'$ speed bays
- 8" floor slab with engineered sub-base for enhanced capacity and joint life
- (233) insulated $9' \times 10'$ dock high loading positions

- (8) $12' \times 14'$ grade level doors with operators
- 60 mil TPO roof with 20 year warranty
- R-38 roof insulation
- (2) 3,000 Amp 277/480 Volt services (expandable)
- Full ESFR fire sprinkler system
- Gated / secure full concrete truck courts
- Truck courts: 190'
- Auto parking: Up to $\pm 1,844$
- Trailer parking: ± 288 (expandable up to ± 691)
- Dedicated car entry/exit
- (5) separate truck entries
- Access from I-10 / Cotton Lane interchange
- Planned SR 30 south of property



Opportunity Zone

- Capital gains tax incentives for investing in opportunity zones
- Temporary deferral for capital gains reinvested
- Step-up in basis up to 15%
- Permanent exclusion from taxable income of capital gains

▷ Learn more about Opportunity Zones

Foreign Trade Zone

- 72% reduction in real property tax
- 72% reduction in personal property (equipment) tax
- Duty Deferral
- Duty Elimination
- Reduced customs reporting entries

WEST VALLEY STATISTICS

#2

LOCATED IN THE NATION'S
Workforce Market



Demographics

Population: **1,684,523**

Median Household Income: **\$59,051**

Median Age: **34.0**

Professional Workers: **16.7%**



Education

College-Educated: **31.5%**

Associate Degree – **9.1%**

Bachelor Degree – **14.6%**

Graduate Degree – **7.8%**



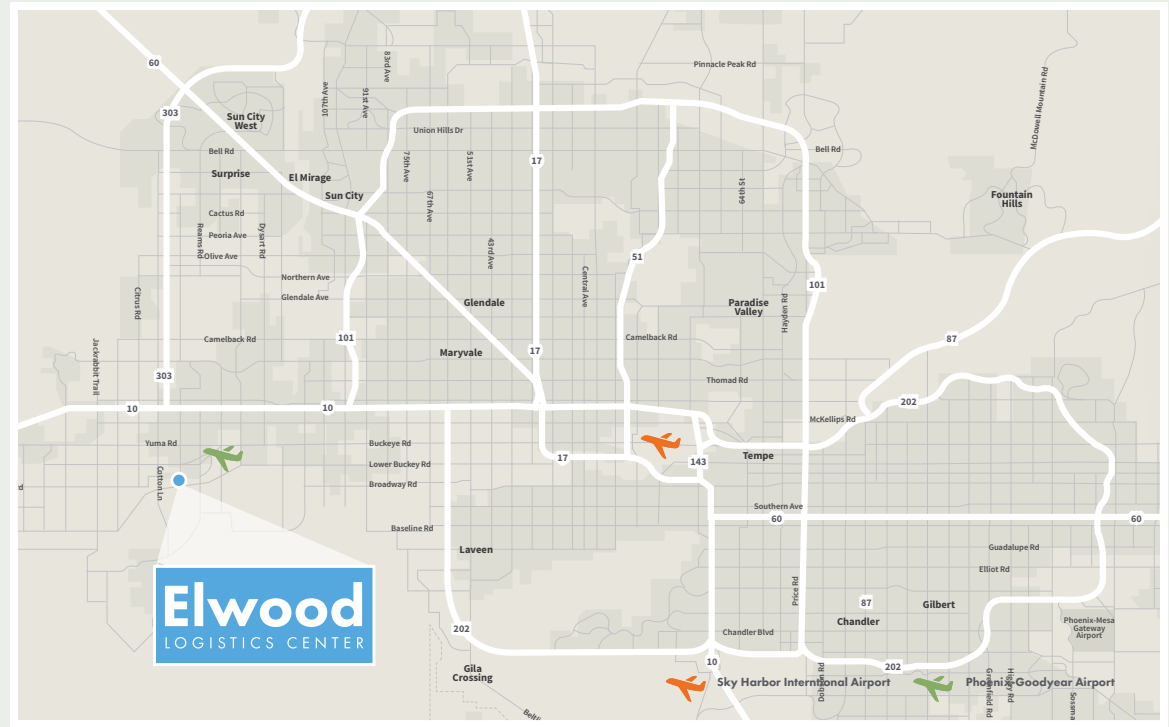
Workforce

12.6% Management, business, science,
and arts occupations

10.6% Sales and office occupations

19.3% Service occupations

12.9% Production, transportation, and
material moving occupations



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